

PLANNING COMMISSION MINUTES

October 16, 1990

Present: Chairman Cheryl Okubo, Mick Johnson, Jeff Chretien, Berwyn Andrus, Dick Dresher, Mike Holmes; Les Foy, City Council Rep.; Jon Reed Boothe, Planning Director

Excused: Kathi Izatt, Elaine McKay; Jack Balling, City Engineer Invocation: Berwyn Andrus

Minutes of October 2, 1990 were unanimously approved as amended: Conditional Use 5B - Items 4 and 5 of conditions should not be included as part of the motion.

Conditional Use:

10-16-90.5A 90-9C Private School & Group Day Care, 880 So. Main Mike Youngberg, Property Owner; (Mrs. Youngberg present).

The existing building is located south of the Post Office, and has been used in the past for office space. The proposed lessee is Marta Johnson, who operates a private school and day care in the southeast portion of the city, and wishes to move to this location to be more centrally located. This property is in Neighborhood 5 District 2 which allows this activity as a Conditional Use.

Staff recommends a Conditional Use permit be granted subject to the following conditions:

1. Approval in writing from the State Division of Social Services, office of Licensing;
2. Approval in writing from the City Fire Department;
3. Approval in writing from Davis County Board of Health;
4. Basement to be used for storage only (no day care or school activity); facility to meet all applicable requirements of the Uniform Building Code for this class of occupancy;
5. Items 1, 2, and 3 above to be complied with prior to occupancy;
6. Building permit required if any remodeling is to be undertaken;
7. obtaining a business license before opening for business.

A fence would be required around the outdoor play area, and the back yard cleaned up. There is a fence on the north and west sides of the property.

Carol Fowler, 58 W. 900 So., the rear of her property is on the south side of the property in question. Her concerns were about a fence and a place besides the street in front to drop the children off.

There is a drive on the south side that is paved and allows turning around. It was noted there is no parking along main street in front of this property, so people could not park and wait for children to come out.

Mrs. Fowler further mentioned the play area in the back. She and others whose property would

be adjacent to this is concerned about the type of play area proposed, and how it would be taken care of. She stated that the insect problem is bad because of the elm trees and the mess of sprouting seedling trees.

Mrs. Youngberg mentioned that Mrs. Johnson was not renting the back property, and has nothing to do with that portion. This raised the question as to whether the application was for the whole property or only the front, and the State, when reviewing this application, will certainly want the back cleaned up where the children would be playing. The State would also determine the number of children allowed based on square footage of the space used.

Mike Holmes made a motion to table this item until a site plan is presented with more definition of the fencing, access, number of children, and specific use. If the rear yard will not be used for the day care and private school, there needs to be a line of separation of the two areas; however, they will probably be required to clean up the rear yard regardless of the use. Berwyn Andrus seconded the motion; voting was unanimous.

A lengthy discussion followed concerning the development of a museum site either at 200 West and 300 North, site of the original dugout of Perrigrine Sessions; or the Wood property located in the southeast portion of Bountiful. In addition, there are other sites in the city that could be considered as having historical value.

Cheryl Okubo has volunteered to draft letters from the Planning commission to the City Council informing them of its desire to make Bountiful City attractive and interesting to its residents and visitors by offering them a museum; pursuing the Wood property to preserve its artifacts; and making history, education, and the arts the focus of Bountiful, emphasizing that the Planning Commission strongly supports these things.